

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND WITHIN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF BRADLEY E. BERRANE AND WAS ACQUIRED FROM DONALD J. REICHLER AND CAROL ANN REICHLER BY DEED DATED APRIL 30, 1992 AND RECORDED IN DEED BOOK 687, PAGE 212 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

THIS IS TO CERTIFY THAT THE LAND WITHIN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF BRADLEY E. BERRANE AND WAS ACQUIRED FROM DONALD J. REICHLER AND CAROL ANN REICHLER BY DEED DATED APRIL 30, 1992 AND RECORDED IN DEED BOOK 687, PAGE 210 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

THIS IS TO CERTIFY THAT THE LAND WITHIN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM PATRICIA B. MARTIN AND BEVERLY B. MOORE BY DEED DATED AUGUST 16, 1994 AND RECORDED IN DEED BOOK 817, PAGE 260 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

THIS IS TO CERTIFY THAT THE LAND WITHIN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF TABB DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM SOVEREIGN ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 14, 1995 AND RECORDED IN DEED BOOK 871, PAGE 252 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

LEGEND:

- DENOTES PIN OR PIPE FOUND
- DENOTES PIN SET
- (262.69') LOT LINES TO BE VACATED
- ▨ NONEXCLUSIVE INGRESS/EGRESS AREA PER SEPARATE AGREEMENT

BOUNDARY LINE ADJUSTMENT
BETWEEN
THE PROPERTIES OF
BRADLEY E. BERRANE
AND
TABB DEVELOPMENT CO., L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' JANUARY 25, 1996
0 20 40 80 120 160 FEET
GRAPHIC SCALE

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

YC-68 E12,072,854.407 N3,592,923.597
YC-67 E12,070,681.870 N3,595,939.553

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SUSAN D. BERRANE
BRADLEY E. BERRANE
SIGNED: *Bradley E. Berrane* DATE: 2/27/96
BRADLEY E. BERRANE

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Sandra S. Allen, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29 DAY OF February, 1996

Sandra S. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/96

TABB DEVELOPMENT COMPANY, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
SIGNED: *H. Tabb Smith* DATE: 2-26-96
H. TABB SMITH, MANAGER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Sandra S. Allen, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29 DAY OF February, 1996

Sandra S. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/96

THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

FLOOD NOTE: THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA. COMM. PANEL NUMBER 510182 0036 B, 12/16/1988.

TOTAL AREA OF SUBDIVISION = 2.446 ACRES

GOODWIN NECK ROAD
STATE ROUTE 173
(VARIABLE WIDTH R/W)

TRUSTEE

SIGNED: *Robert C. Hastings* DATE: 2/28/96
ROBERT C. HASTINGS (D.B.687, P.214)
TO DONALD J. REICHLER + CAROL ANN REICHLER
STATE OF VIRGINIA, COUNTY OF YORK, TO WIT: 4-30-92

I, Kerolyn DeCoursey, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF February, 1996

Kerolyn DeCoursey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-30-99

LOT 7
PLAT SHOWING DIVISION OF
ALEXANDER CARTER ESTATE
(PLAT BOOK 5, P. 215)

EXISTING PRIVATE 30'
INGRESS/EGRESS
EASEMENT
(P.B.5, P.215)

NOW OR FORMERLY
TABB DEVELOPMENT CO., L.L.C.
(D.B.871, P.252)

AREA = 30,312 SQ.FT.
OR 0.696 ACRES

FORMERLY 35,867 SQ.FT.
OR 0.823 ACRE
TAX MAP NO. 24-8 165 B

PORTION OF LOT 8 - PRIVATE
NONEXCLUSIVE INGRESS/EGRESS
EASEMENT AREA PER SEPARATE
AGREEMENT TO BE RECORDED.

LOT 8
PLAT SHOWING DIVISION OF
ALEXANDER CARTER ESTATE

NOW OR FORMERLY
TABB DEVELOPMENT COMPANY, L.L.C.
(D.B.817, P.260; P.B.5, P.215)

AREA = 36,884 SQ.FT.
OR 0.847 ACRES

FORMERLY 24,484 SQ.FT.
OR 0.562 ACRE
TAX MAP NO. 24-8 8

NOW OR FORMERLY
ROBERT HARROD
(D.B.183, P.600)

NOW OR FORMERLY
BRADLEY E. BERRANE
(D.B.687, P.212)

AREA = 39,341 SQ.FT.
OR 0.903 ACRES

FORMERLY 29,718 SQ.FT.
OR 0.682 ACRE
TAX MAP NO. 24-8 164

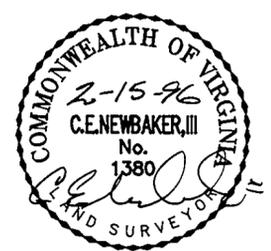
THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY BRADLEY E. BERRANE AND TABB DEVELOPMENT CO., L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'. I CERTIFY THAT THE MONUMENTS AND IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 20, 1996.

C.E. NEWBAKER, III L.S.1380



APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *John T. Dunn, PE* DATE: 3-4-96
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 4th DAY OF March, 1996, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 353.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: *Annette readers*

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	262.00'	04°35'32"	21.00'	10.50'	20.99'	S86°02'24"W
2	338.00'	24°32'15"	144.75'	73.50'	143.65'	S76°04'02"W
3	293.00'	24°08'33"	123.46'	62.66'	122.55'	N76°15'53"E
4	307.00'	04°35'32"	24.61'	12.31'	24.60'	N86°02'24"E

GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
(110' R/W)